



VENTURE SWC HWY 121 & HWY 82 FOR LEASE OR SALE

214.378.1212

BONHAM, TX

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LOCATION

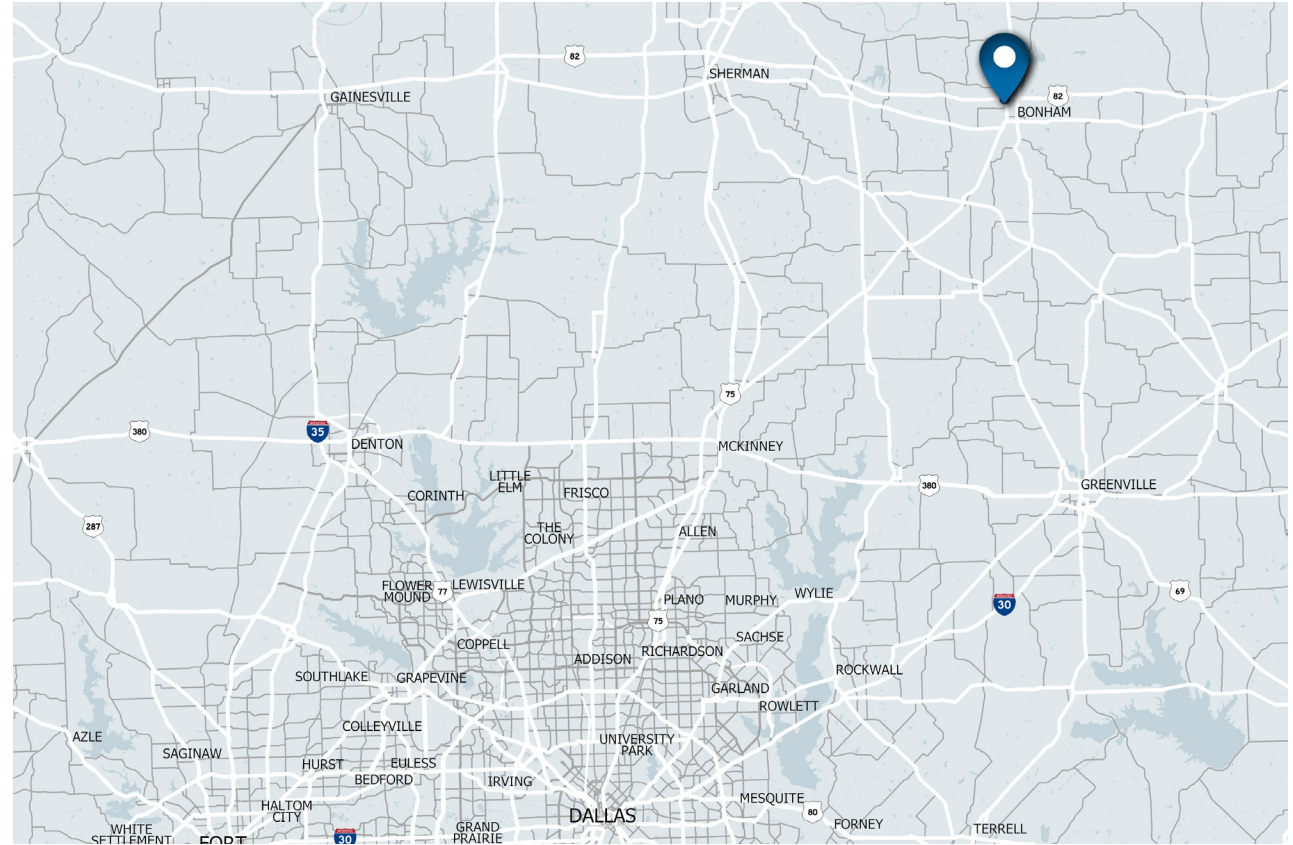
SWC HWY 121 & HWY 82

TRAFFIC COUNTS

HWY 121	HWY 82
11,568 VPD 2019	5,544 VPD 2019

PROPERTY HIGHLIGHTS

- ★ **2022 COMPLETION OF BOIS D'ARC LAKE IS PROJECTED TO BRING SIGNIFICANT ECONOMIC AND RESIDENTIAL GROWTH**
- ★ **BOIS D'ARC LAKE IS PLANNED TO SPAN 26 SQUARE MILES, JUST 3 SQUARE MILES SMALLER THAN LAKE TRAVIS**
- ★ **FIRST MAJOR RESERVOIR CONSTRUCTED IN TEXAS IN ROUGHLY 30 YEARS**
- ★ **HIGHEST TRAFFIC INTERSECTION IN BONHAM**
- ★ **200,000 SF WALMART PULLING REGULAR CUSTOMERS FROM 14 TOWNS INCLUDING BONHAM**



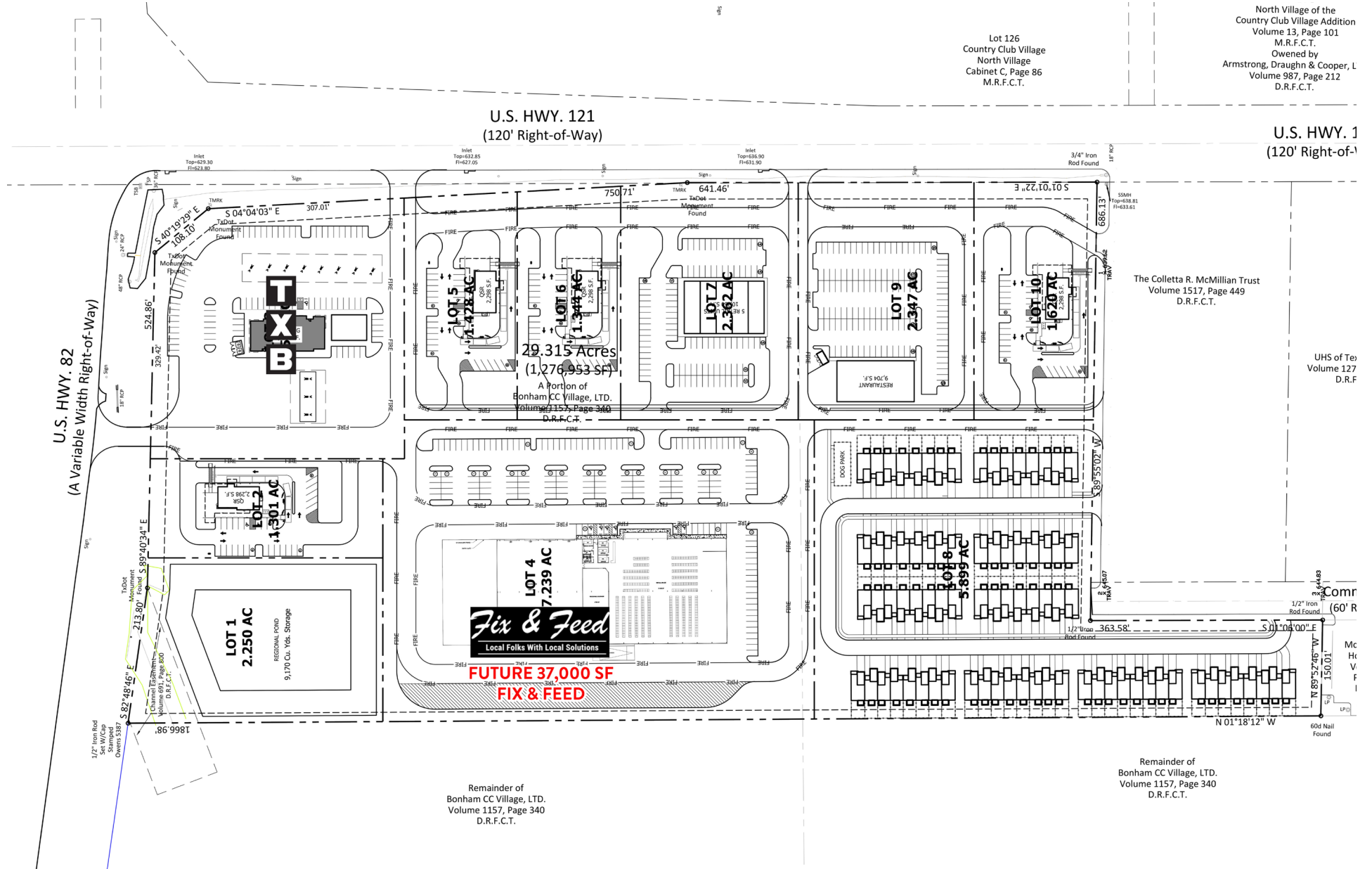
2021 DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
EST. POPULATION	1,416	11,350	14,038
EST. DAYTIME POPULATION	549	3,522	3,766
EST. AVG. HH INCOME	\$72,872	\$74,222	\$82,853

AREA ATTRACTIONS



BONHAM HIGH SCHOOL



Lot 126
Country Club Village
North Village
Cabinet C, Page 86
M.R.F.C.T.

North Village of the
Country Club Village Addition
Volume 13, Page 101
M.R.F.C.T.
Owned by
Armstrong, Draughn & Cooper, L
Volume 987, Page 212
D.R.F.C.T.

U.S. HWY. 121
(120' Right-of-Way)

U.S. HWY. 1
(120' Right-of-Way)

U.S. HWY. 82
(A Variable Width Right-of-Way)

29.315 Acres
(1,276,953 SF)
A Portion of
Bonham CC Village, LTD.
Volume 115, Page 340
D.R.F.C.T.

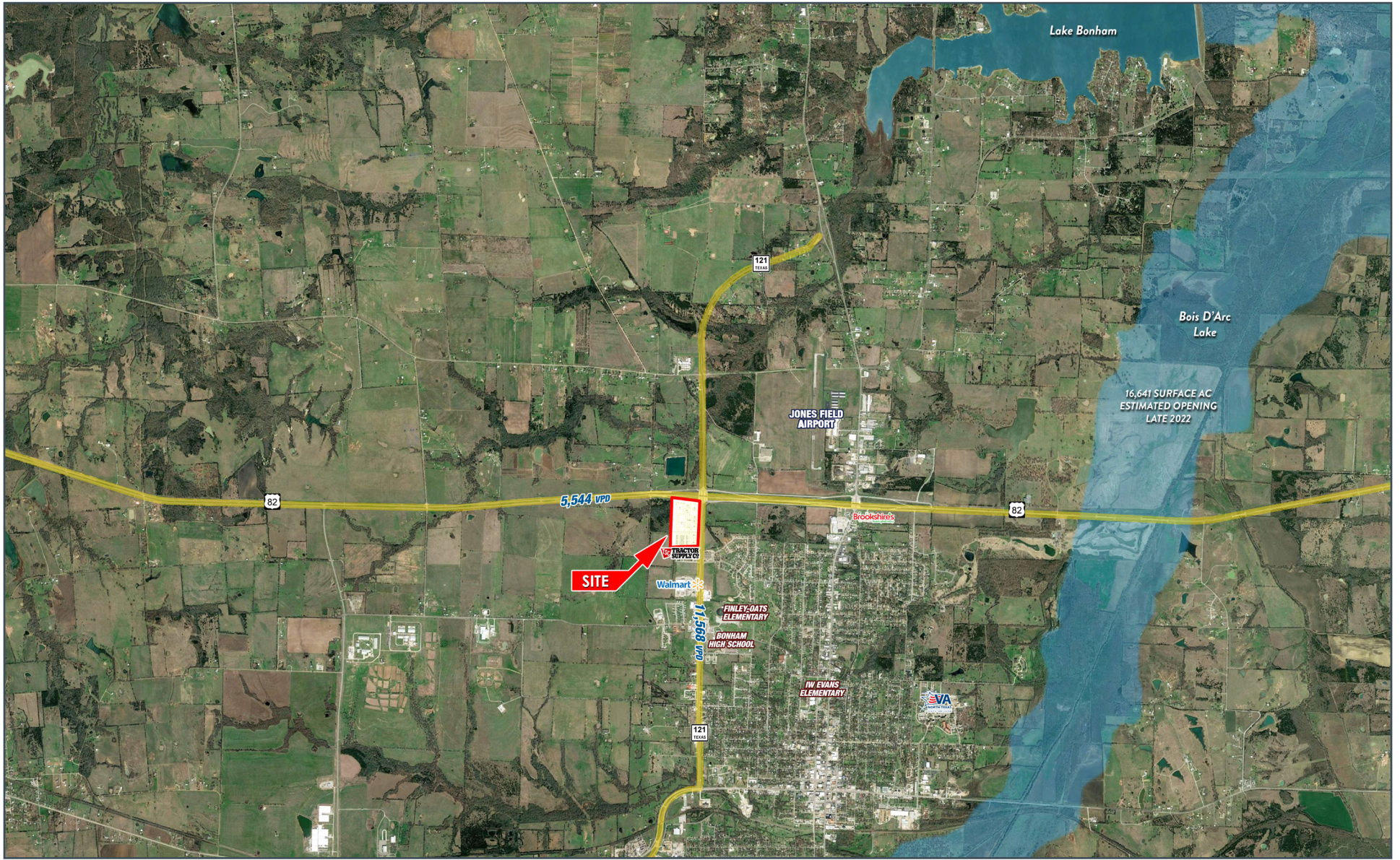
The Colletta R. McMillian Trust
Volume 1517, Page 449
D.R.F.C.T.

UHS of Tex
Volume 127
D.R.F.

Fix & Feed
Local Folks With Local Solutions
**FUTURE 37,000 SF
FIX & FEED**

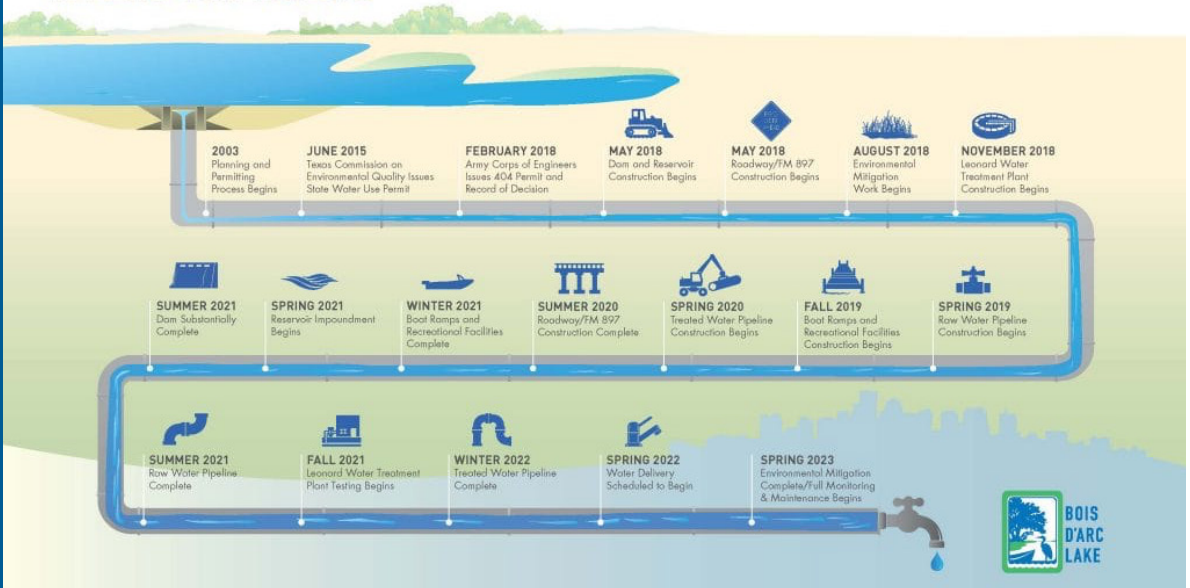
Remainder of
Bonham CC Village, LTD.
Volume 1157, Page 340
D.R.F.C.T.

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Bonham CC Village, LTD.
Volume 1157, Page 340
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- **BOIS D'ARC LAKE IS EXPECTED TO BOOST LOCAL ECONOMIC ACTIVITY IN FANNIN COUNTY AT LEAST \$509 MILLION DURING CONSTRUCTION AND \$166 MILLION EACH YEAR AFTER COMPLETION.**
- **NTMWD WILL EXTEND FM 897 BETWEEN HIGHWAY 82 AND FM 1396 AND BUILD A BRIDGE TO PROVIDE NORTH-SOUTH ACCESS OVER THE LAKE.**
- **LAKE WILL BE AVAILABLE TO THE PUBLIC FOR RECREATIONAL ACTIVITIES.**

TIMELINE FOR PROJECTS



PROJECTED ECONOMIC BENEFITS

- ★ **DEMAND FOR WATERFRONT AND NEAR WATERFRONT HOMES WILL SUPPORT RESIDENTIAL CONSTRUCTION OF APPROXIMATELY 3,200 HOMES OVER A 30-YEAR PERIOD.**
- ★ **\$166 MILLION OF ANNUAL ECONOMIC ACTIVITY PER YEAR IN FANNIN COUNTY.**
- ★ **NON-LOCAL RECREATIONAL VISITORS TO BOIS D'ARC LAKE COULD CONTRIBUTE \$17 MILLION TO \$22 MILLION ANNUALLY TO THE FANNIN COUNTY ECONOMY AND INCREASE LOCAL LABOR INCOME BETWEEN \$6.2 AND \$8.3 MILLION.**
- ★ **NEW PERMANENT AND WEEKEND RESIDENTS WILL CONTRIBUTE MORE THAN \$81 MILLION ANNUALLY IN ECONOMIC ACTIVITY IN FANNIN COUNTY.**



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be supervised by a broker to perform any services and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

- **AS AGENT OR SUBAGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.
- **AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.
- **AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
 - Must treat all parties to the transaction impartially and fairly;
 - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Venture Commercial Real Estate, LLC	476641	info@venturedfw.com	214-378-1212
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Michael E. Geisler	350982	mgeisler@venturedfw.com	214-378-1212
Designated Broker's Name	License No.	Email	Phone
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX	XXXXXXXXXXXXXXXXXXXXXXXXXXXX	XXXXXXXXXXXX
Agent's Supervisor's Name	License No.	Email	Phone
Lawrence E. Wilson	708761	lwilson@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker's Name	License No.	Email	Phone
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Agent's Supervisor's Name	License No.	Email	Phone
Joshua Cohn	678646	jcohn@venturedfw.com	214-378-1212
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date